

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING AGENDA
JULY 12, 2005
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order by Chairman Hawley at 7:00 p.m.

2. ROLL CALL

Members Present: Boardmember Annette Napolitano, Boardmember Dave Rioux, Boardmember Carol Kempiaik, Chairman John Hawley, Boardmember Tana Wrublik, Boardmember Jim Zwerg, and Boardmember Ruben Jiminez.

Members Absent: None

Departments Present: Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Chief Scott Rounds, and Fire Marshall Bob Costello. Council liaison Vice Mayor Urwiller was also present.

3. APPROVAL OF MINUTES

Motion made by Boardmember Zwerg and seconded by Boardmember Wrublik to approve the amended minutes for the June 28, 2005 meeting. Motion passed unanimously.

4. Continuances

None

5. NEW BUSINESS:

5A. Preliminary Plat Verrado 4.805- PP 05-27

Jill Kusy of Biskind, Hunt and McTee, Bob Bushfield and Ian Dowdy were available to answer questions. Ian Dowdy presented the staff report. The Board was satisfied with the temporary fire station located within the Verrado Master Planned Community west of the northwest corner of Indian School Road and Jackrabbitt Trail. There will be a permanent Fire Station constructed less than ½ mile from these parcels. This is located in the Litchfield Elementary District. A public hearing was opened at 7:20 p.m. to hear citizen input for the preliminary plat for Verrado 4.805. There being no comment from the public the hearing was closed at 7:20 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Napolitano to approve the Preliminary Plat for a 8.21 acre, 72 lot, single-family residential subdivision, within Verrado Master Planned Community, Planning Unit IV, Phase 2 East, Parcel 4.805. Boardmember Wrublik, Boardmember Zwerg, Boardmember Jiminez, and Chairman Hawley voted aye. Boardmember Rioux voted nay. Motion carried.

5B. Preliminary Plat Verrado; Parcels 3.303, 3.304, and 3.308 -PP 05-26

Jill Kusy of Biskind, Hunt and McTee, Bob Bushfield and Ian Dowdy were available to answer questions. A public hearing was opened at 7:24 p.m. to hear citizen input for the preliminary plat approval for Verrado Master Planned Community, Planning Unit III, Phase 2 West, Parcels 3.303, 3.304 and 3.308. There being no comment from the public the hearing was closed at 7:24 p.m. Motion made by Boardmember Wrublik and seconded by Boardmember Zwerg to approve the preliminary plat for a 15.58 acre, 147 lots, single-family residential subdivision, within Verrado Master Planned Community, Planning Unit III, Phase 2 West, Parcels 3.303, 3.304 and 3.308. Boardmember Napolitano, Boardmember Kempiaik, Boardmember Jiminez, and Chairman Hawley voted aye. Boardmember Rioux voted nay. Motion carried.

5C. Preliminary Plat Hayden Estates –PP05-06

Bob Bushfield and Planner Alan Como were available to answer questions. This site would consist of 444 homes with 17% open space, and 3.46 houses per acre. Denise Lacey, RBF Consulting, stated that Item J which reads “*At the time of issuance of the first building permit for the project, the developer shall pay to the Town an amount to be determined by the Town Engineer for the cost or acquiring capacity within the existing Miller Road sanitary sewer*” was stricken from the stipulations because it was an oversight and should be removed from the stipulations. Carl Bloomfield, Project Civil Engineer, said that a sewer study has been completed and approved. A public hearing was opened at 7:38 p.m. to hear citizen input for the approval of the preliminary plat for SunWest Communities. There being no comment from the public the hearing was closed at 7:38 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Zwerg to approve the preliminary plat for 135.2 acres located at the northeast corner of Broadway Road and Rooks Road, known as Hayden Estates requested by Quentin Thornton, on behalf of SunWest Communities with Item J stricken from the stipulations. Motion passed unanimously.

5D. Westwind-Rezoning - RZ05-14

Bob Bushfield and Planner Adam Zaklikowski, and Attorney Gary King were available to answer questions. A public hearing was opened at 7:42 p.m. to hear citizen input for the approval of the rezoning of approximately 160 acres. There being no comment from the public the hearing was closed at 7:42 p.m. Motion made by Boardmember Zwerg and seconded by Boardmember Rioux to approve the request from Rural-43 (County) to Planned Community (PC) for the rezoning of approximately 160 acres located north of the Broadway Road alignment, south of the Lower Buckeye Road alignment, west of the Turner Road alignment and east of the Wilson Avenue alignment, in unincorporated Maricopa County, within the Town of Buckeye Planning Area. Motion passed unanimously.

5E Silver Rock-Rezoning- RZ04-509

Bob Bushfield and Planner Alan Como were available to answer questions. A public hearing was opened at 7:51 p.m. to hear citizen input for the rezoning request of approximately 298 acres within the Buckeye Planning Area. There being no comment from the public the hearing was closed at 7:51 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Jiminez to approve the request for the rezoning of approximately 298 acres located north of the Broadway Road alignment, south of the Lower Buckeye Road alignment, west of the Turner Road alignment and east of the Wilson Avenue alignment, in unincorporated Maricopa County, within the Town of Buckeye Planning Area. Upon Town Council approval of the annexation request of this property, the area shall be within the Town of Buckeye town limits. The rezoning request is from Rural-43 (County) to Planned Community (PC). Motion passed unanimously.

5F. A05-14 – Evergreen Annexation

Bob Bushfield and Planner Alan Como were available to answer questions. Motion made by Boardmember Zwerg and seconded by Boardmember Kempiaik to approve the request for annexation of approximately 83 acres located south of the southeast corner of MC-85 and Watson Road. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. REPORTS FROM STAFF

The Board commended Community Development Director Bob Bushfield for reformatting the Board Reports.

Council Liaison Vice Mayor Urwiller informed the Board that Vestar would be on the next Council Agenda for reconsideration. There was some discussion from the Board regarding the site plan amendment.

8. REPORTS FROM DEVELOPMENT BOARD

Boardmember Napolitano- Inquired about Board Alternates

Boardmember Rioux-Received citizen complaints about Community Development's permit time. Bob Bushfield explained that they are currently understaffed.

Boardmember Kempiak-None

Boardmember Wrublik-None

Boardmember Zwerg-None

Boardmember Jiminez-None

Chairman Hawley-Would like to discuss site plan amendments in a Workshop setting.

9. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Napolitano and seconded by Boardmember Zwerg to adjourn the meeting at 8:37 p.m. Motion passed unanimously.

John Hawley, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Meeting held on the 12th day of July, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk